

Linking Sustainable Community Planning & Economic Development

2019 CPAA Conference, Red Deer

April 30, 2019

Acknowledgements

- County of Grande Prairie – Administration and Council
- Urban Municipalities
- Tessellate – Tom Ogaranko
- 3Pikas – Simon LaPointe
- Grande Prairie Chamber of Commerce
- Grande Prairie College
- Third Party Stakeholders



"The County of Grande Prairie's vision is to focus on residents' quality of life and diversity of opportunity while enabling success through cooperation and progressive leadership."

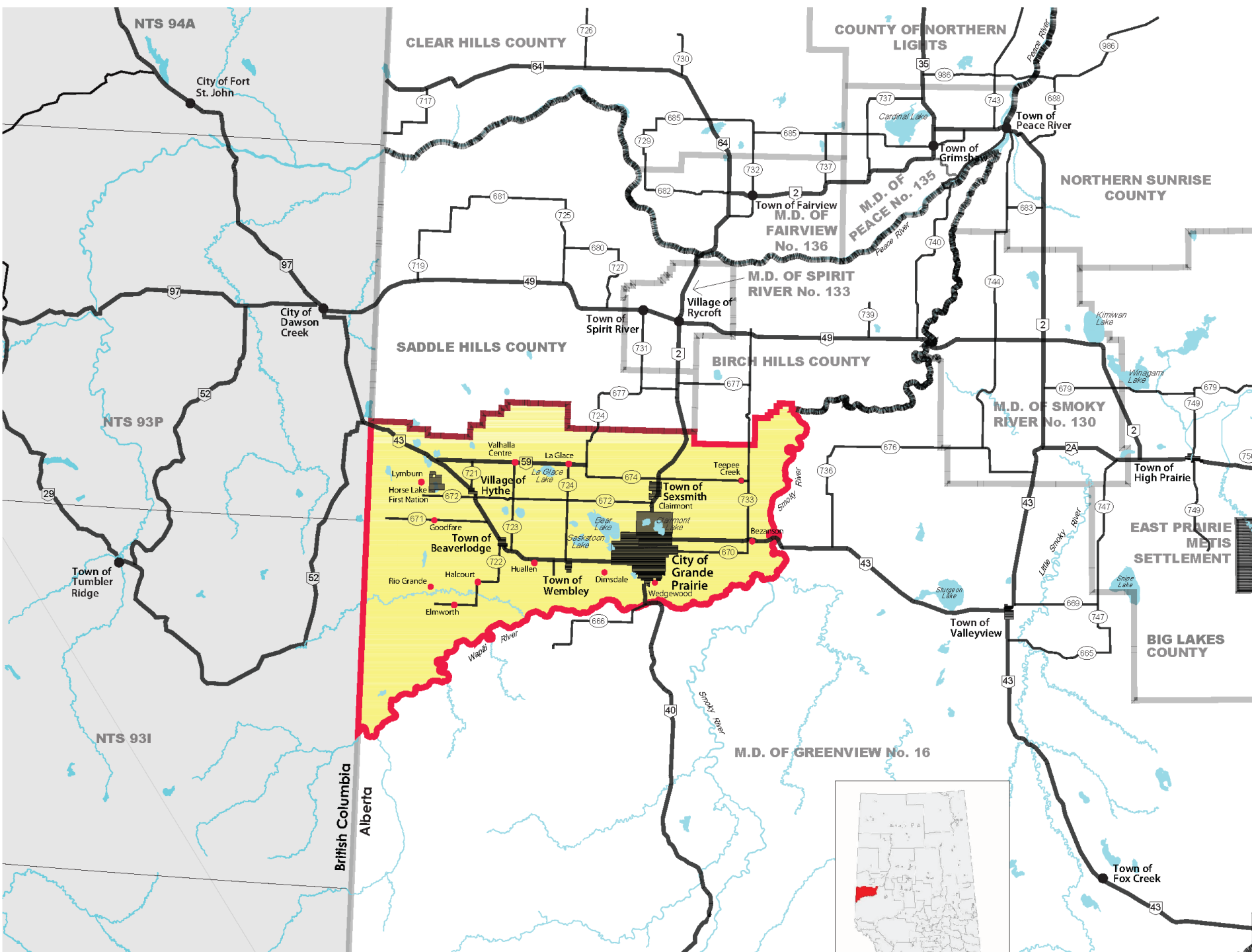
Presentation Outline

- Purpose
- Project Approach
- Baseline Analysis
- Expert Input
- Evaluating Growth Options
- Lessons Learned



Purpose & Desired Outcomes

“The purpose of the Growth and Economic Development Strategy was to effectively plan to integrate growth management and economic development in a manner that provides the necessary infrastructure and services to attract business over the next 50 years.”



Growth & Economic Development Strategy

County of Grande Prairie No. 1, Alberta



Legend

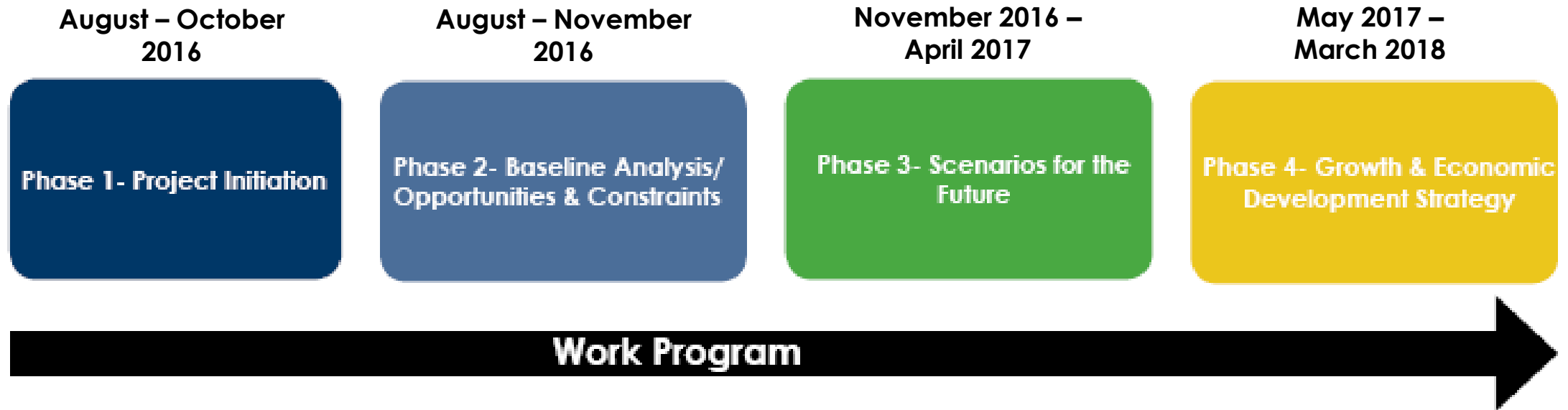
- Primary Highway
- Secondary Highway
- M.D. / County Boundary
- Hamlet
- Water Body

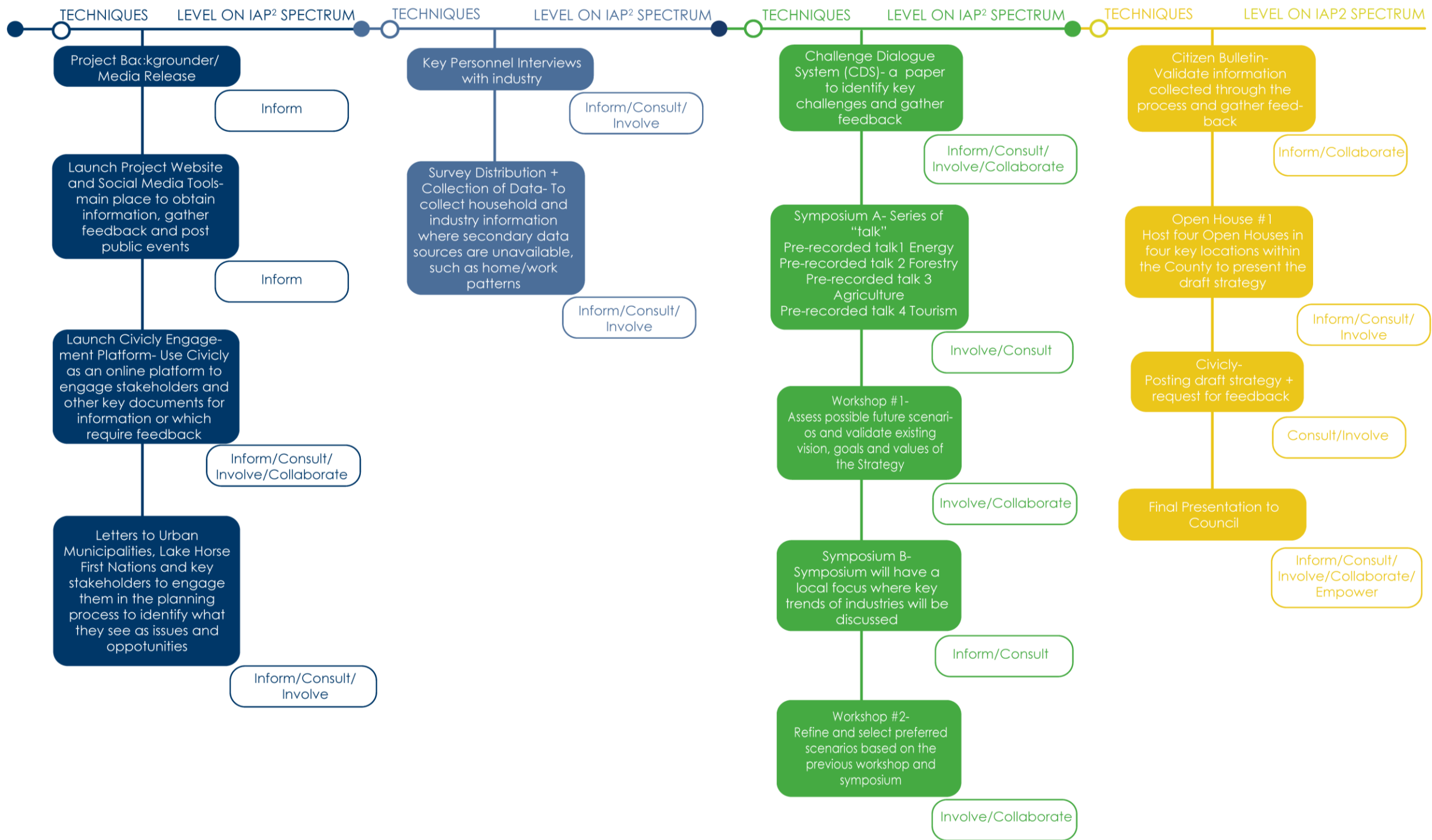
Regional
Context

Holistic Integrated Multi-disciplinary Approach

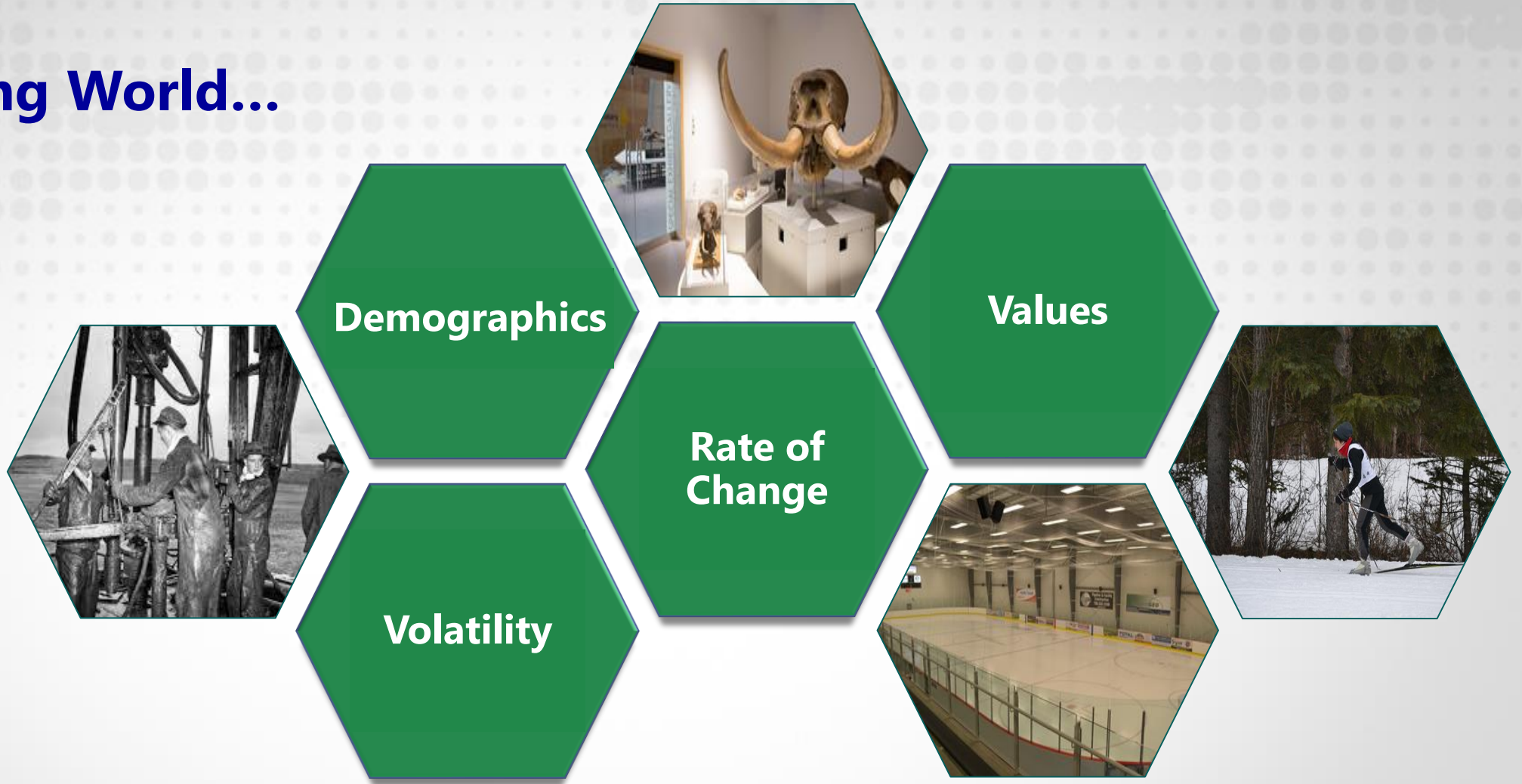


Project Approach





A Changing World...



Drivers of Change

- Environment
- Emissions
- Preparing for economic opportunities
- Resiliency, blending funding opportunities to repurpose existing and invest in new infrastructure

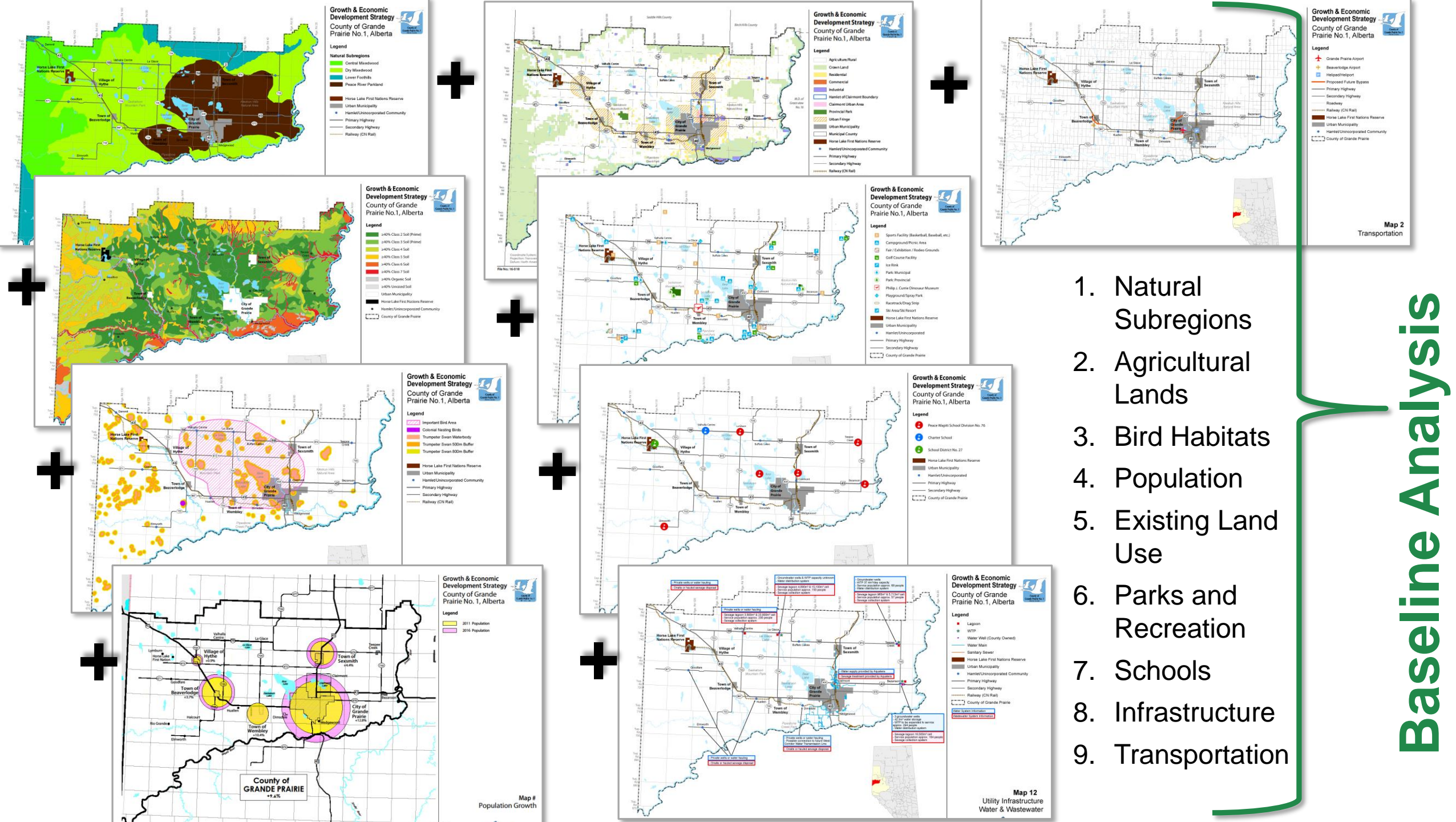
Baseline Analysis



1

Report Structure

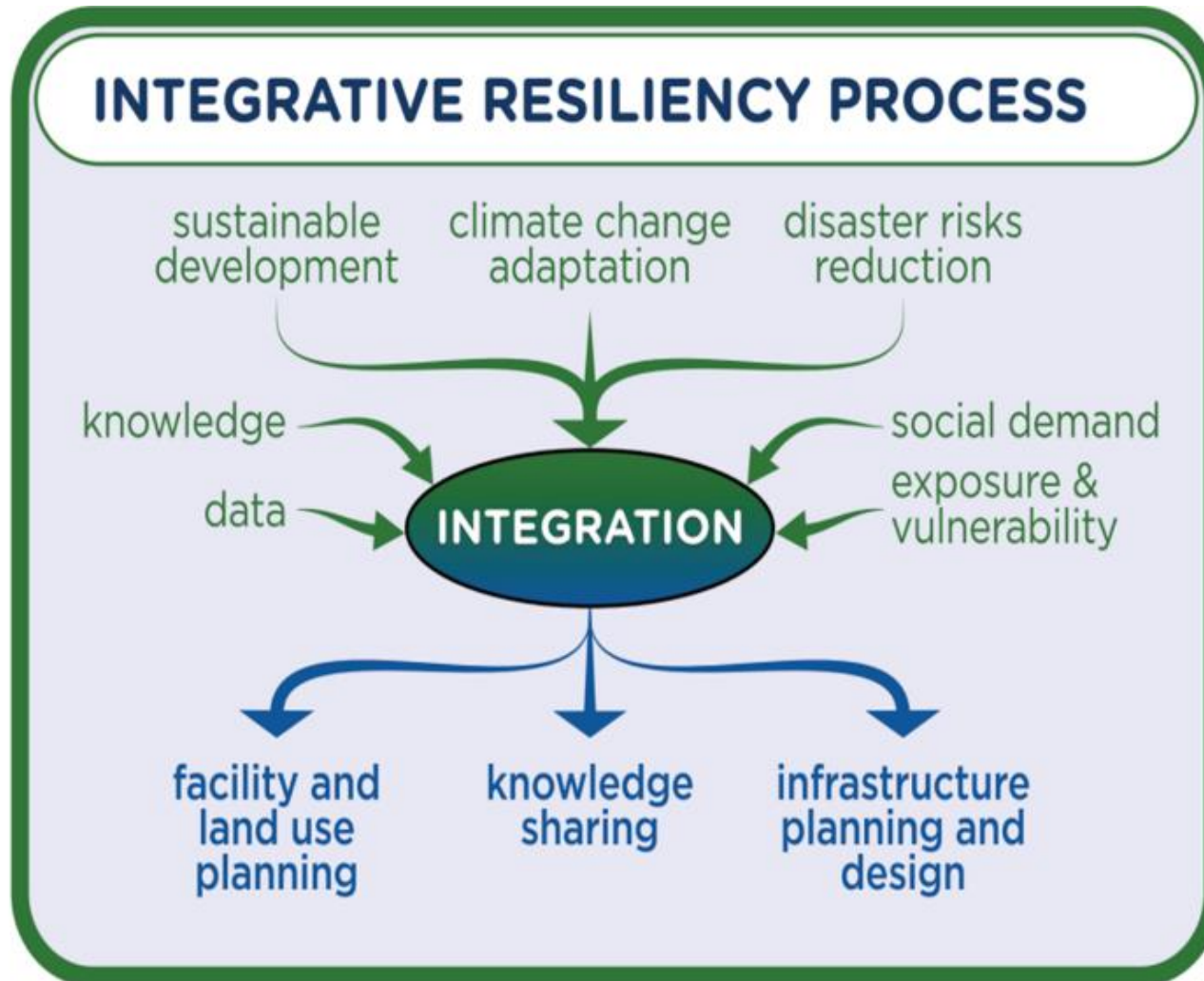
- **Part 1:** Contains the purpose, approach, report structure, enabling legislation
- **Part 2:** Economics, demographic profile and growth projections
- **Part 3:** Environmental considerations and land use patterns
- **Part 4:** Physical infrastructure
- **Part 5:** Social infrastructure
- **Part 6:** Conclusions



Baseline Analysis

Opportunities	Constraints
Infrastructure in existing Urban Centres <ul style="list-style-type: none">• Water and Wastewater• Schools• Health Facilities	Cellular and internet connectivity
Regional transportation network <ul style="list-style-type: none">• Rail• Highways• County Roadways• Airport	Most productive agricultural land around City of Grande Prairie
Access to Indoor and Outdoor Parks and Recreational Facilities	Important Wildlife Zones and Environmental Sensitive Areas
Intermunicipal Collaboration	Aging infrastructure and limited ability to expand water/wastewater services in rural areas
	Seniors Housing (large waitlist)

Infrastructure Resiliency



- Mitigate factors contributing to climate change
- Adaptation strategies for future infrastructure
- Emergency Preparedness

Infrastructure Resiliency

- Mitigation Factors
 - local materials, energy, water conservation, protect tree stands, reduce run-off (softscape)
- Adaptation
 - Redundant water supply, increased level of service (run-off), improved pavement structures
- Emergency Response
 - Back-up power, ERP, Regional Response, Fire-smart,
 - Remote access



Stakeholder Engagement

- Vision building session
- Inter municipal workshops
- Focus group – chamber of Commerce
- Stakeholder interviews
- Social media
- Open houses
- Symposium



Symposium– Setting the Direction Together

May 2017

AGRICULTURE



Jerry Bouma

Principal,
Toma &
Bouma

ENERGY



**Susan
Targett**

VP, Seven
Generations

ENERGY INNOVATION



**Judy
Fairburn**

VP, Cenovus,
Chair, Alberta
Innovates

TOURISM



**Tracey
Desjardins**

Industry
Development
Manager for
the North for
Travel Alberta

TOURISM



**Christopher
Smith**

Manager,
Cooperative
Marketing,
Northern
Alberta +
Edmonton,
Travel Alberta

LEARNING



Bruce Rutley

PhD Pag,
Director,
Grande
Prairie
Regional
College
Research and
Innovation

HEALTH



Kelly Kuz

RN, BScN,
MN, Director
Clinical
Operations,
AHS,
Northern
Region

HEALTH ECONOMIC IMPACT



Cindy Park

Chamber of
Commerce

Participation from leaders from the energy, agriculture, forestry, technology and service sector.

Expert Input



Agriculture:

- maximizing productive lands
- access to markets
- value-added opportunities



Energy:

- minimize land + ecological impacts from development
- cost competitive business environment
- attraction, training and retention of talent
- upgrading + alternative power generation



Tourism:

- Marketing for dark sky, industry, agriculture, outdoor and paleontological tourism experiences.

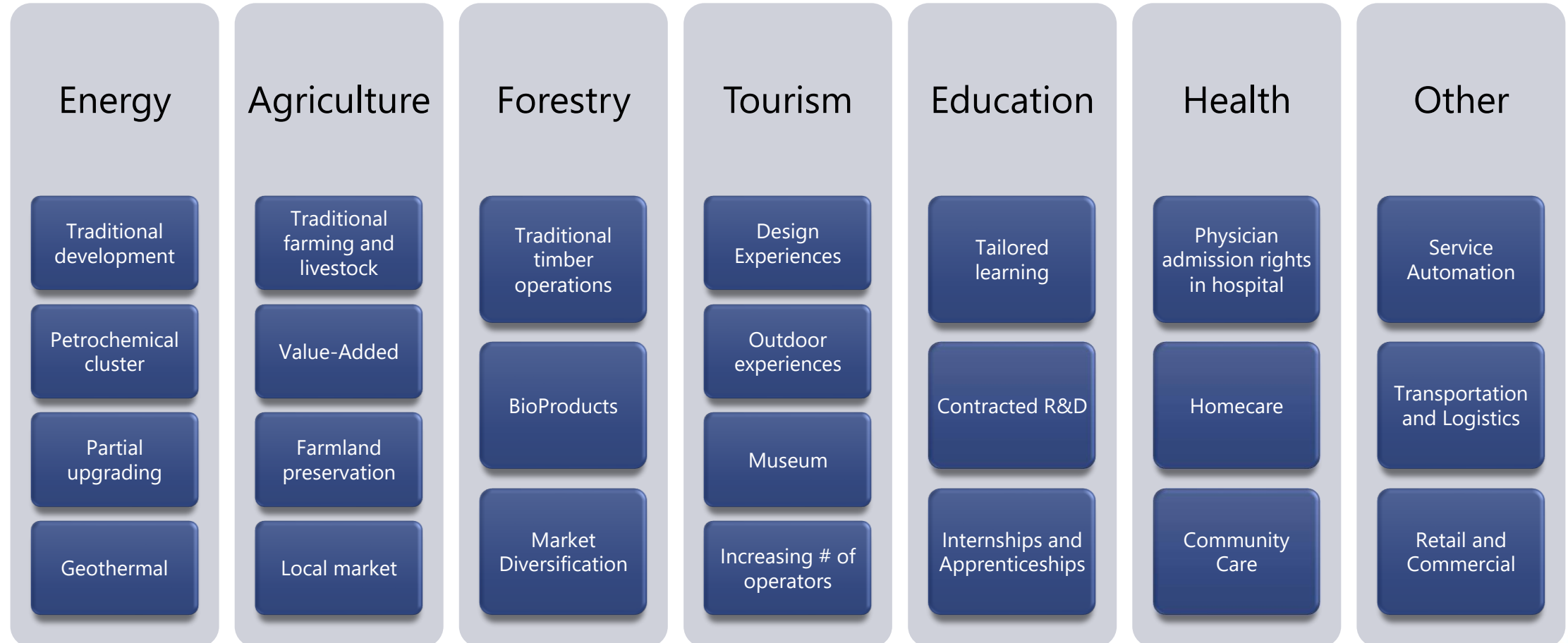
Learning:

- Secure regional degree granting capacity for colleges
- help retain learners
- build stronger applied research capacity with industry

Health:

- regional recreational master plan
- promote healthy lifestyles to improve community wellness
- focus health delivery closer to residents
- attract and retain clinical talent

Economic Development Opportunities

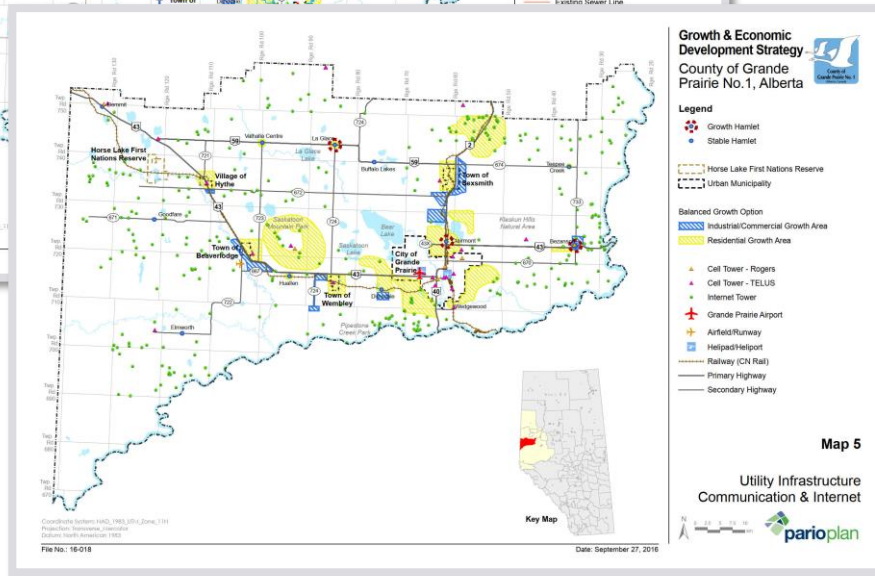
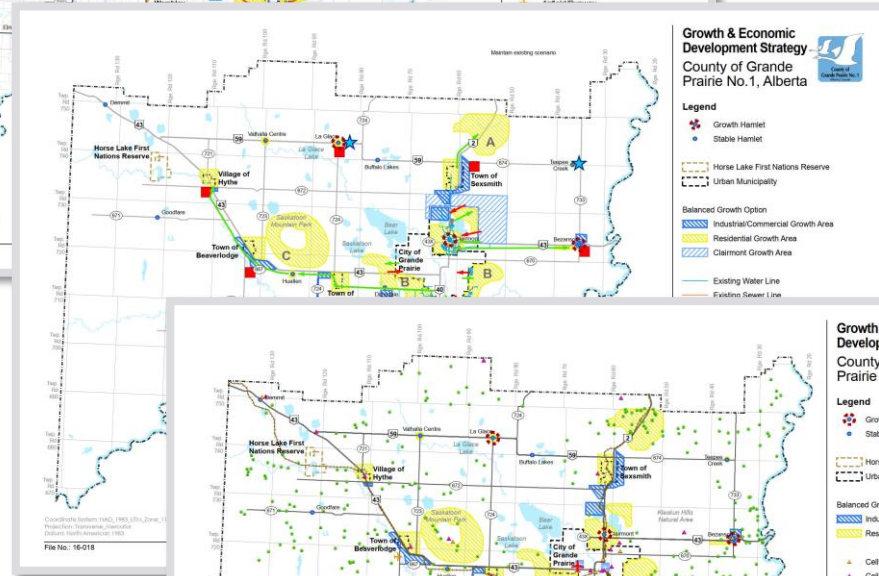
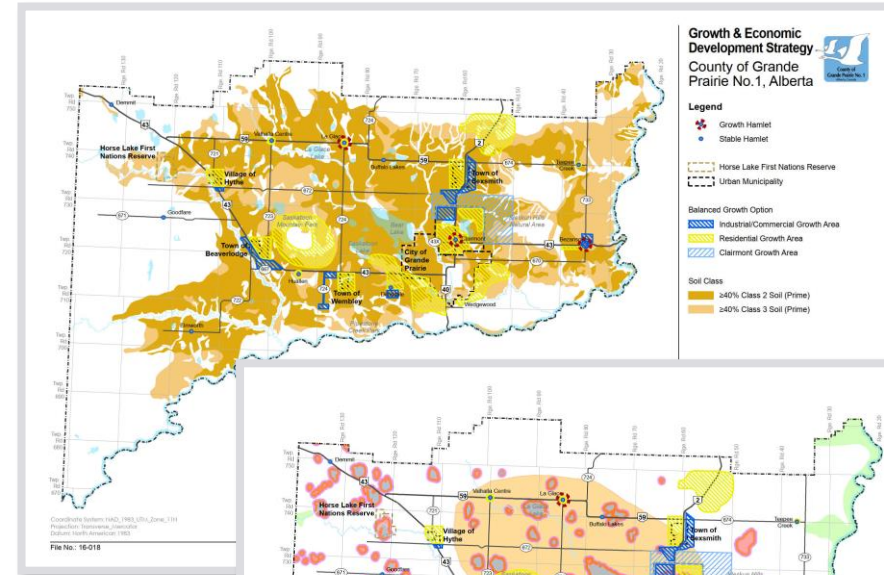
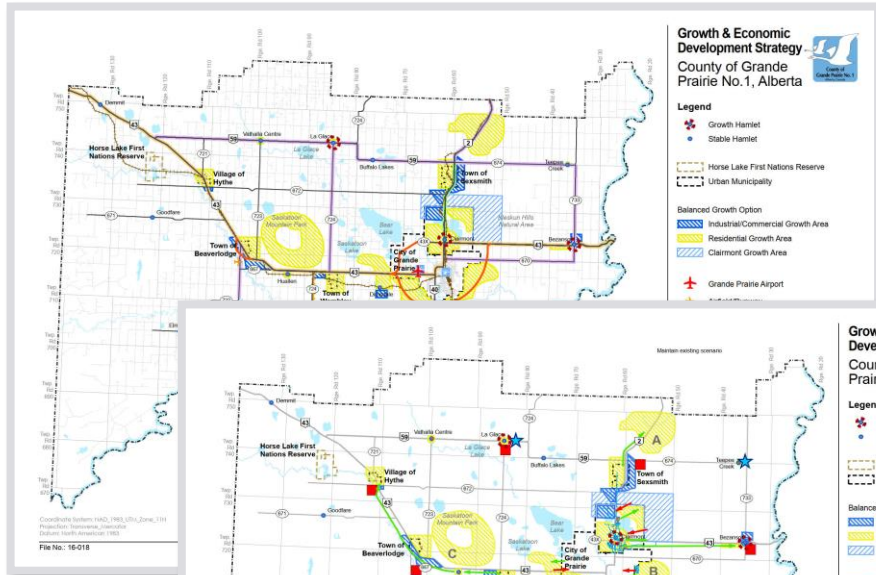


Growth Options

Three growth options:

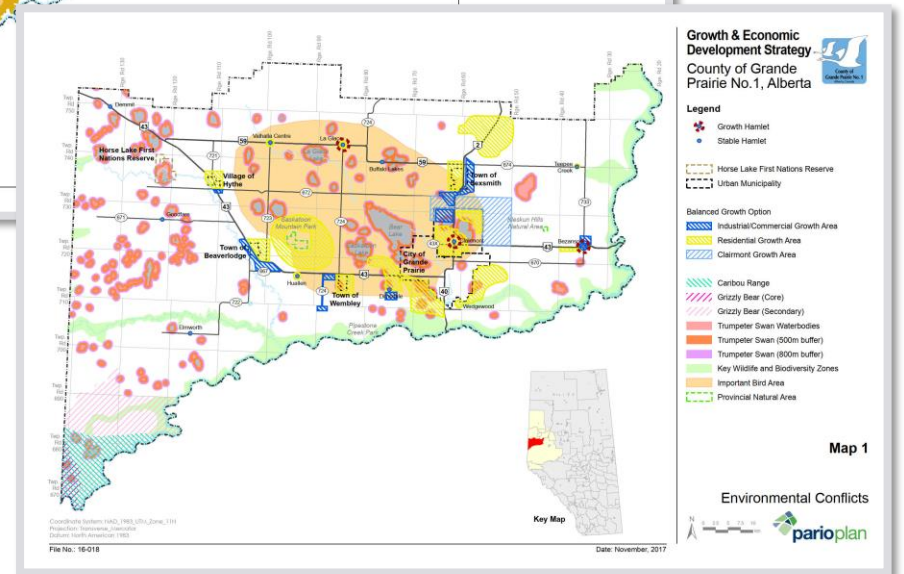
- Nodal
 - Direct growth in and around the urban municipalities and growth hamlets
- Concentrated
 - Direct growth to only the growth hamlets
- Dispersed
 - Direct growth to stable and growing hamlets
 - Country residential development dispersed throughout the County

GAP Analysis



Map 5

Utility Infrastructure
Communication & Internet



Map 1

Environmental Conflicts



Area	Water Upgrades	Sewer Upgrades
Clairmont*	Water supply and Treatment Upgrades, Mercer Hill Reservoir, New transmission line from Grande Prairie, Extension to east.	Wastewater Treatment Upgrades, Regional Liftstation and Forcemain to GP
Sexsmith Fringe*	Booster station upgrade, Reservoir and Pumphouse Expansion	Lagoon Expansion
North of Sexsmith (Area A)*	Water Pipeline from Sexsmith, Reservoir and Pumphouse	No municipal service
Bezanson	Waterline from Grande Prairie	Lagoon Expansion
Grande Prairie Fringe (Area B)*	Water supply from Grande Prairie	Sewer Service from Grande Prairie
Dimsdale	Water pipeline from Grande Prairie, Reservoir and Pumphouse	No municipal service
Wembley Fringe*	Water pipeline from Grande Prairie, Reservoir and Pumphouse	Lagoon Expansion
Beaverlodge Fringe*	Water pipeline from Grande Prairie, Reservoir and Pumphouse	Lagoon Expansion
Hythe Fringe*	Water pipeline from Grande Prairie, Reservoir and Pumphouse	Lagoon Expansion
Saskatoon Mountain (Area C)	No municipal service	No municipal service
LaGlace	Water Treatment Plant and Distribution System	Lagoon Expansion
Teepee Creek, Valhalla Centre, Huallen	Maintain Existing service	Maintain Existing service
Farms	No municipal service	No municipal service

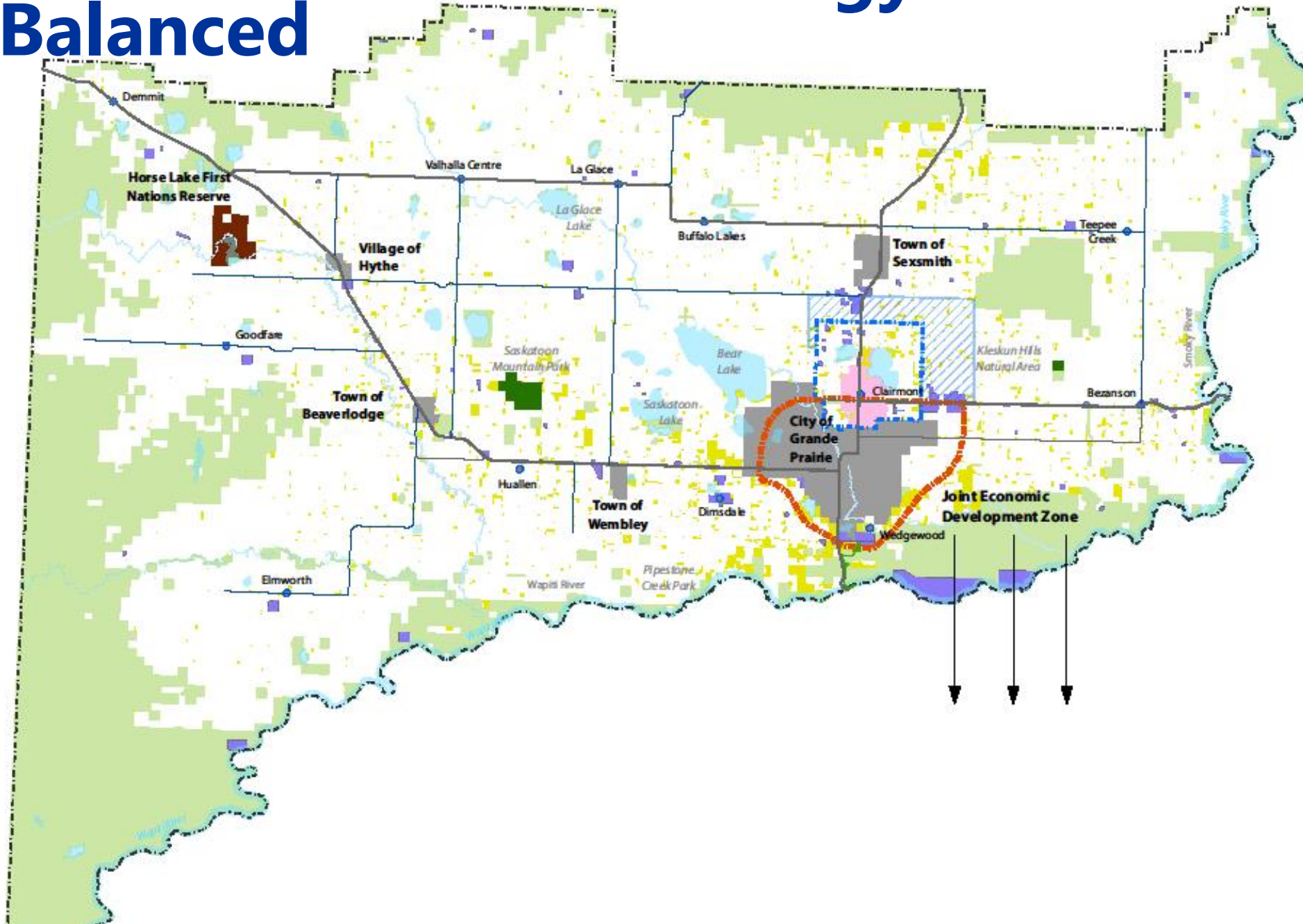
Infrastructure Gap Analysis – Water & Wastewater

Choosing a Preferred Growth Management Strategy

	Evaluation Criteria	Scoring		
		Nodal	Balanced	Concentrated
1	Transportation Infrastructure Cost	2	1	3
2	Cost of Providing Utility Infrastructure	3	2	1
3	Environmental Protection	2	1	3
4	Preservation of Agricultural Lands	2	1	3
5	Access to Community Services	3	2	1
6	Promote Contiguous Development	2	1	3
7	Building Socially Sustainable Communities	2	3	1
8	Housing Choice	2	3	1
9	Minimize Land Use Conflicts	2	3	1
10	Support Quality of Life Options	2	3	1
11	Support Business Development	2	3	1
12	Diversity of Land for Commercial/Industrial Expansion	2	3	1
13	Community/Political acceptance	2	3	1
14	Ease of Implementation	2	3	1
TOTAL SCORE		28	32	22

Preferred Growth Strategy - Balanced

Growth & Economic Development Strategy County of Grande Prairie No.1, Alberta



Legend

- Growth Hamlets
- Stable Hamlets
- Urban Municipality
- Horse Lake First Nations Reserve
- Clairmont Boundary
- Clairmont Growth Area
- Agriculture/Rural
- Crown Land
- Country Residential
- Industrial / Commercial
- Clairmont Urban Area
- Provincial Park
- County of Grande Prairie

- Primary Highway
- Secondary Highway
- Future Trail Network
- Future Ring Road
- Railway (CN Rail)

Implementation

22 Initiatives:

- Growth Management
- Provision of Infrastructure
- Economic Development

Lessons Learned

1. There is value in taking a **holistic integrated multi-disciplinary** approach.
2. **Reliable data** for fact based decision making.
3. Effective **stakeholder consultation**, using various methods.
4. **Work closely with Council** members in engaging stakeholders – they have a relationship with residents and businesses.
5. **Aligning plans and policies.**
6. The power of **partnerships.**
7. Do not underestimate the value of **social infrastructure** in attracting and maintaining skilled workforce.
8. Build on **local assets.**
9. Having **shovel ready lands** for industrial and commercial development.
10. Have a detailed **implementation process tied to budget commitments.**





Questions?

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The complete Strategy can be found here: <https://www.countygp.ab.ca/EN/main/departments/economic-development/growth-and-economic-development-strategy.html>

Growth & Economic Development Strategy

County of Grande Prairie No.1, Alberta

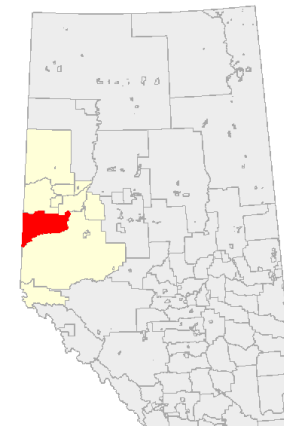
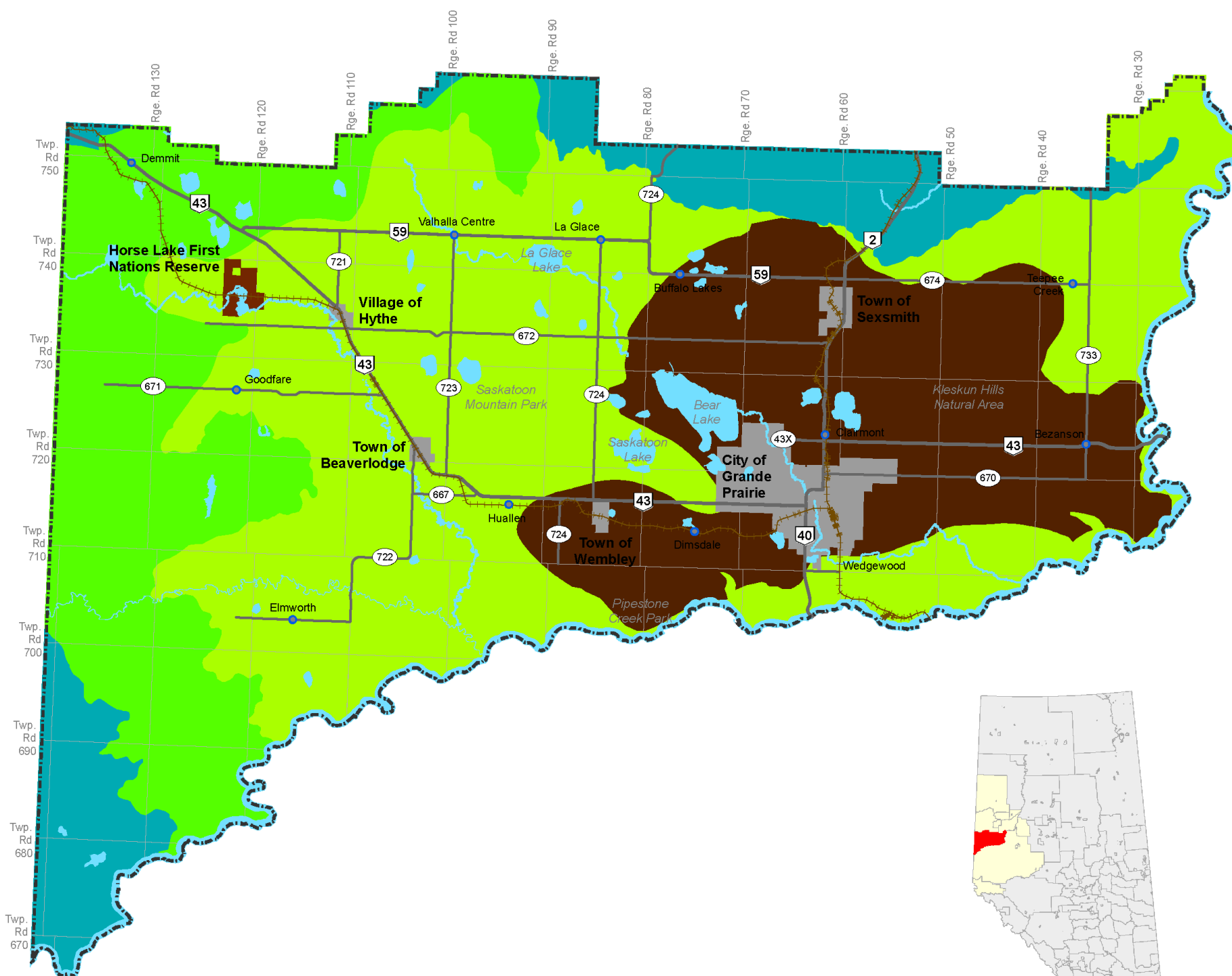


Legend

Natural Subregions

- Central Mixedwood
- Dry Mixedwood
- Lower Foothills
- Peace River Parkland

- Horse Lake First Nations Reserve
- Urban Municipality
- Hamlet/Unincorporated Community
- Primary Highway
- Secondary Highway
- Railway (CN Rail)



Natural
Subregion
s

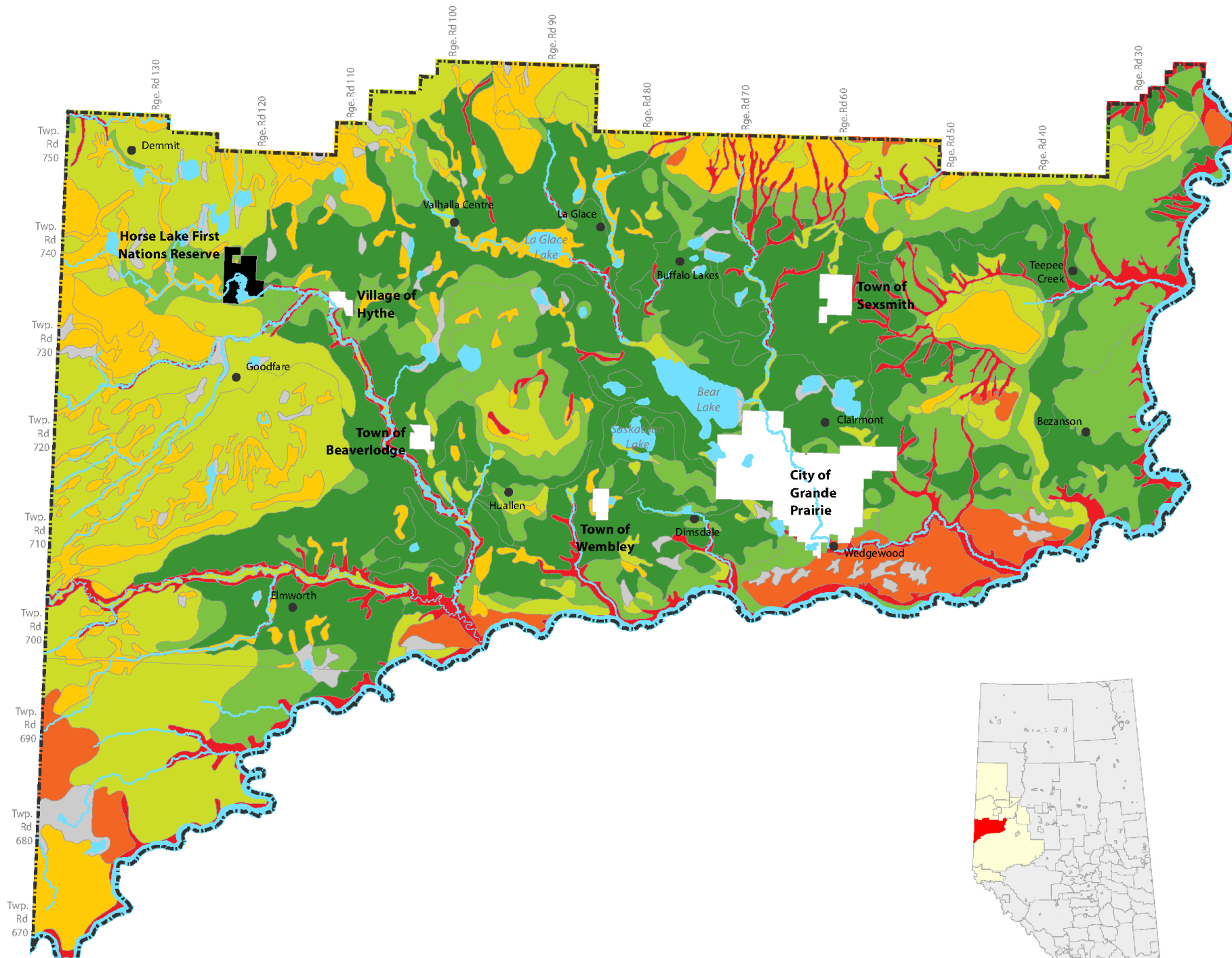
Growth & Economic Development Strategy

County of Grande Prairie No.1, Alberta



Legend

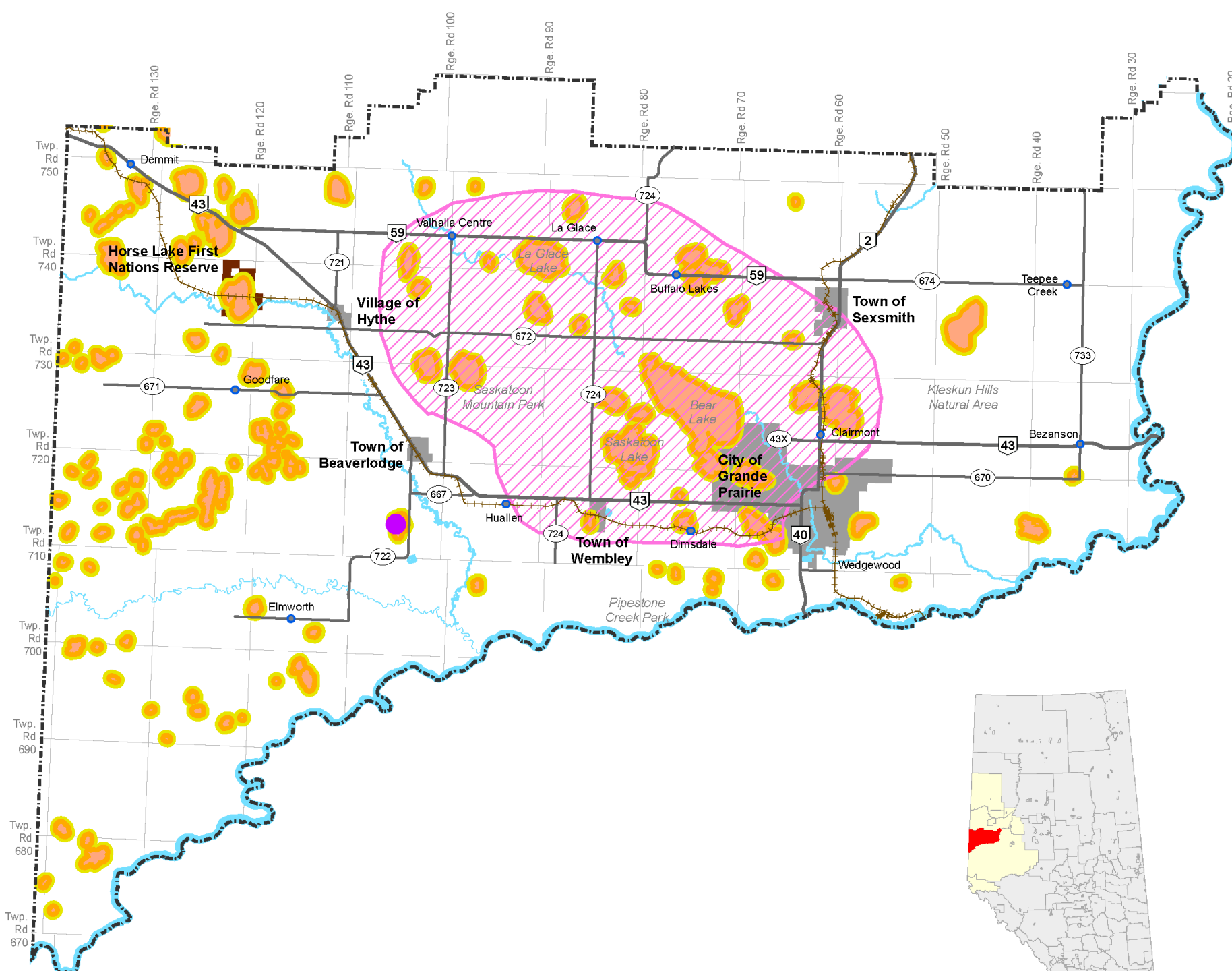
- ≥40% Class 2 Soil (Prime)
- ≥40% Class 3 Soil (Prime)
- ≥40% Class 4 Soil
- ≥40% Class 5 Soil
- ≥40% Class 6 Soil
- ≥40% Class 7 Soil
- ≥40% Organic Soil
- ≥40% Unrated Soil
- Urban Municipality
- Horse Lake First Nations Reserve
- Hamlet/Unincorporated Community
- County of Grande Prairie



Agricultural Lands

Legend

-  Important Bird Area
-  Colonial Nesting Birds
-  Trumpeter Swan Waterbody
-  Trumpeter Swan 500m Buffer
-  Trumpeter Swan 800m Buffer
-  Horse Lake First Nations Reserve
-  Urban Municipality
-  Hamlet/Unincorporated Community
-  Primary Highway
-  Secondary Highway
-  Railway (CN Rail)



Bird Habitats

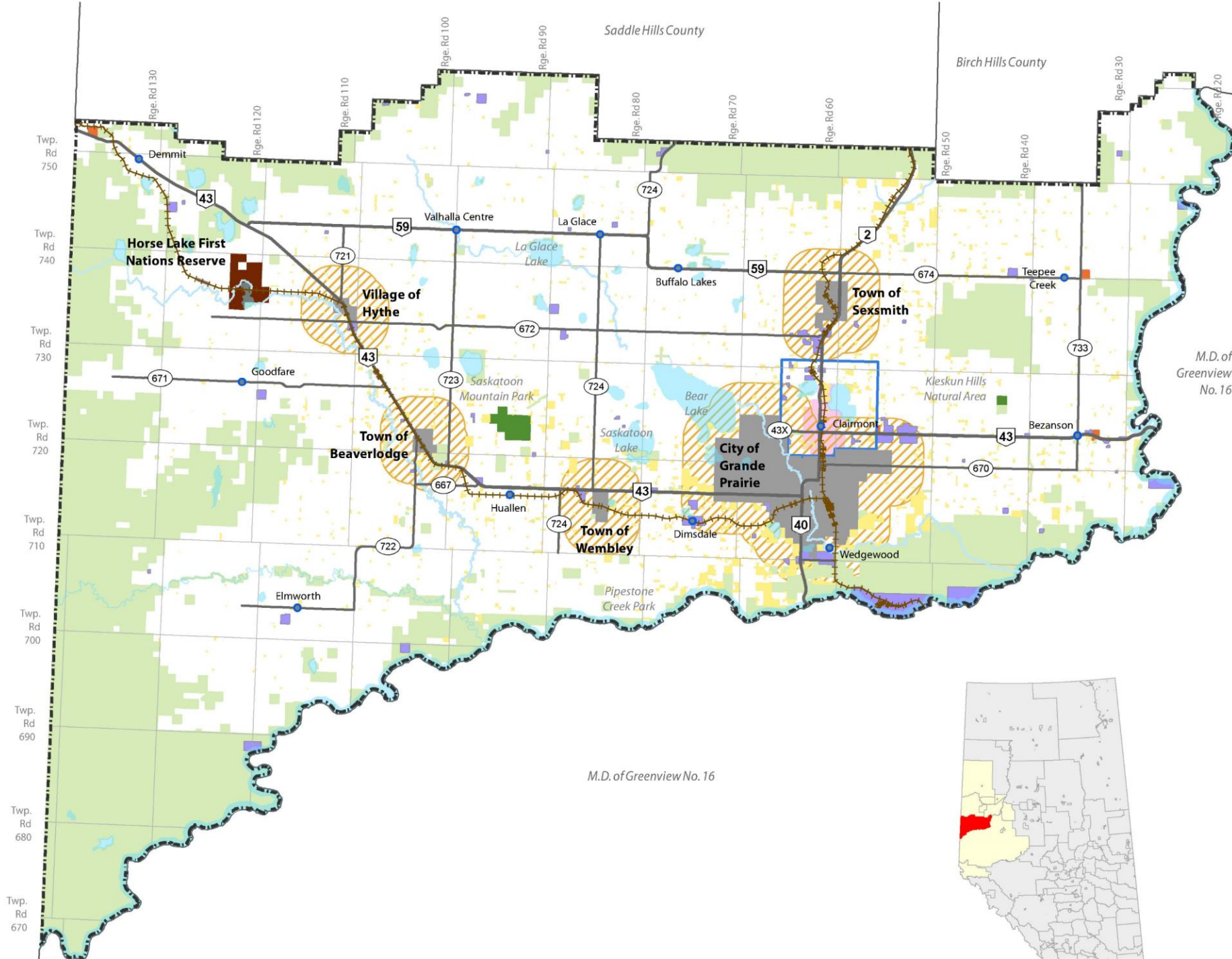
Growth & Economic Development Strategy

County of Grande Prairie No.1, Alberta



Legend

- Agriculture/Rural
- Crown Land
- Residential
- Commercial
- Industrial
- Hamlet of Clairmont Boundary
- Clairmont Urban Area
- Provincial Park
- Urban Fringe
- Urban Municipality
- Municipal County
- Horse Lake First Nations Reserve
- Hamlet/Unincorporated Community
- Primary Highway
- Secondary Highway
- Railway (CN Rail)
- County of Grande Prairie



**Existing
Land Use**

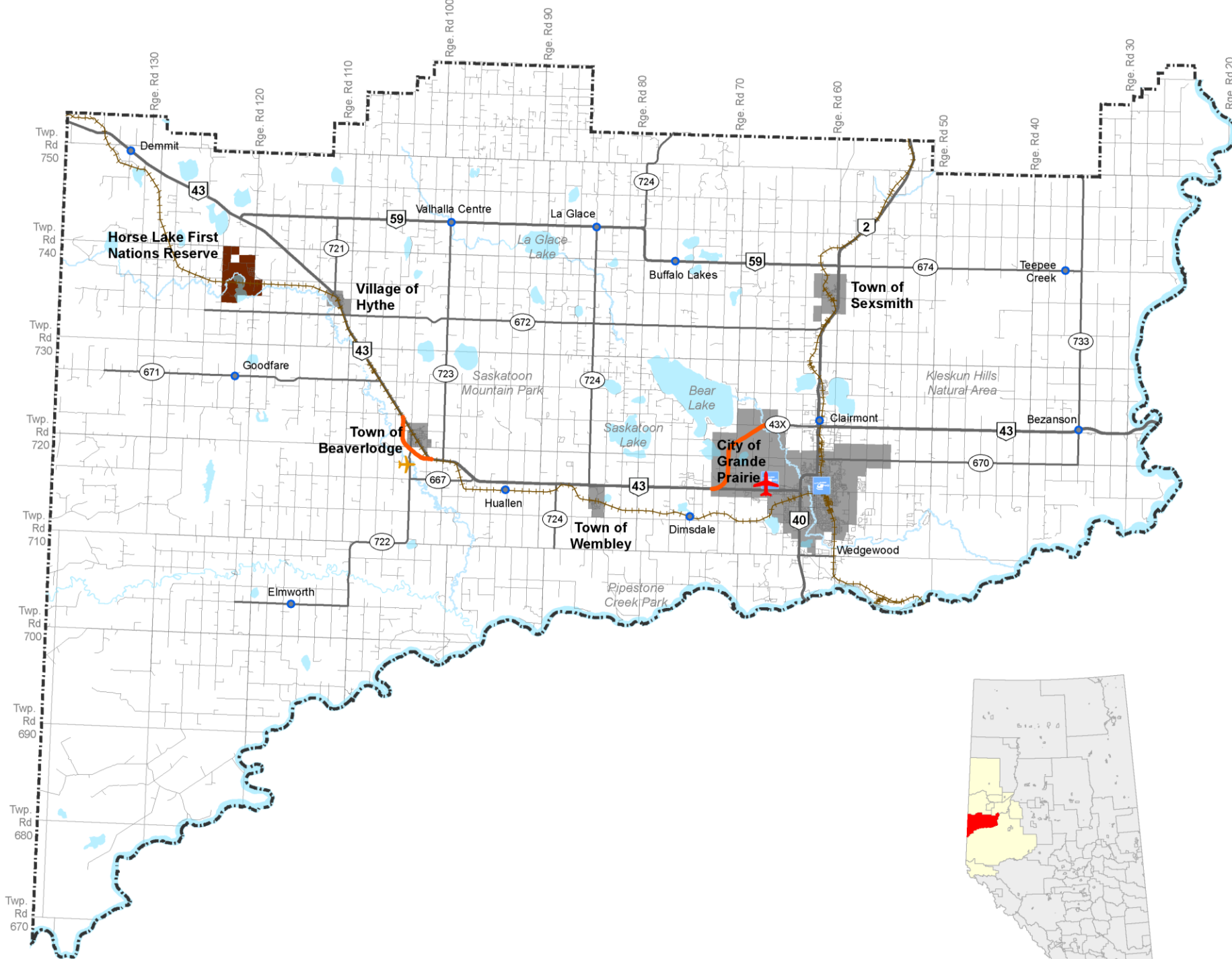
Growth & Economic Development Strategy

County of Grande Prairie No.1, Alberta



Legend

- Grande Prairie Airport
- Beaverlodge Airport
- Helipad/Heliport
- Proposed Future Bypass
- Primary Highway
- Secondary Highway
- Roadway
- Railway (CN Rail)
- Horse Lake First Nations Reserve
- Urban Municipality
- Hamlet/Unincorporated Community
- County of Grande Prairie



Transportation

Growth & Economic Development Strategy

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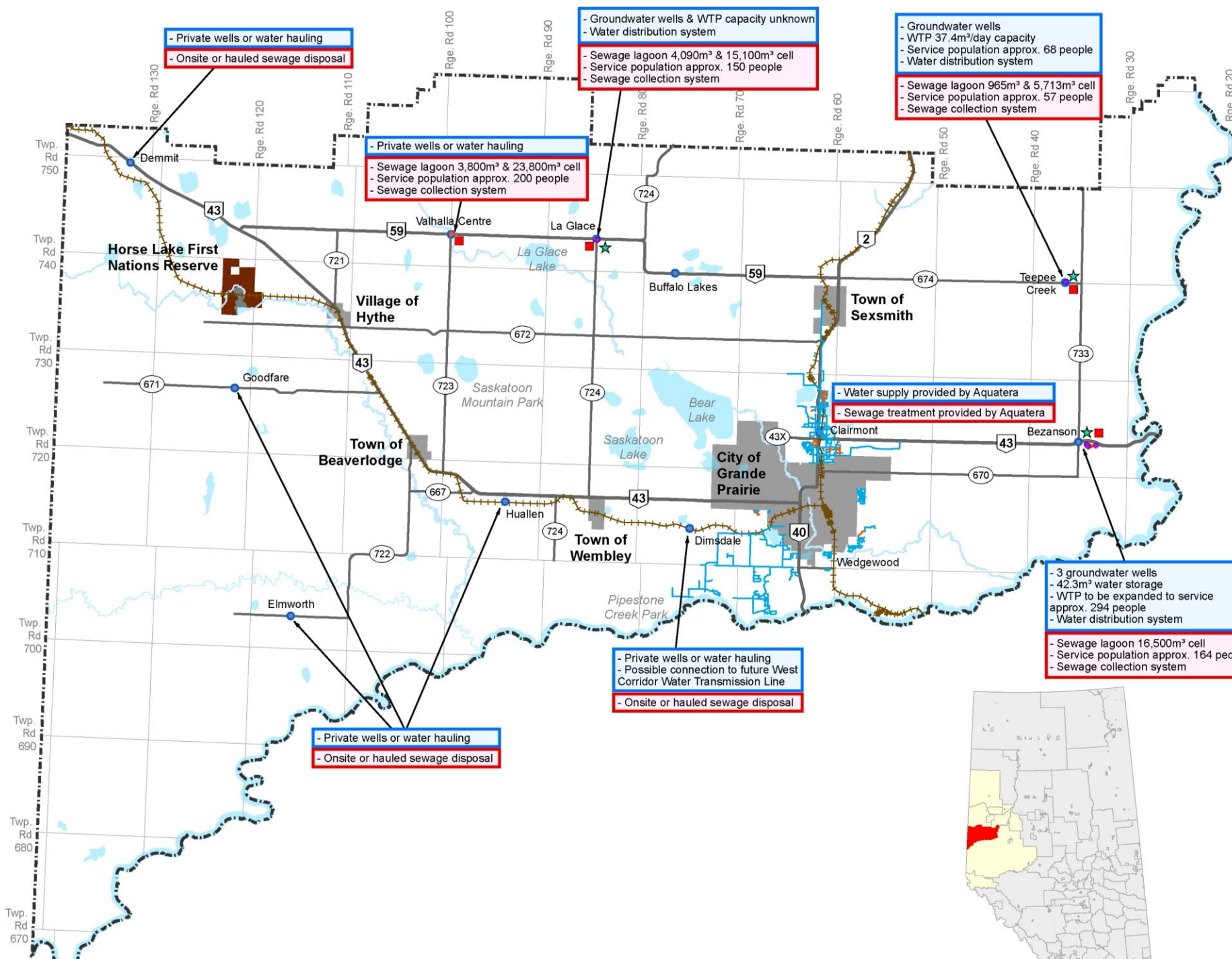


Legend

- Lagoon
- ★ WTP
- Water Well (County Owned)
- Water Main
- Sanitary Sewer
- Horse Lake First Nations Reserve
- Urban Municipality
- Hamlet/Unincorporated Community
- Primary Highway
- Secondary Highway
- + + + Railway (CN Rail)
- County of Grande Prairie

Water System Information

Wastewater System Information



Infrastructure

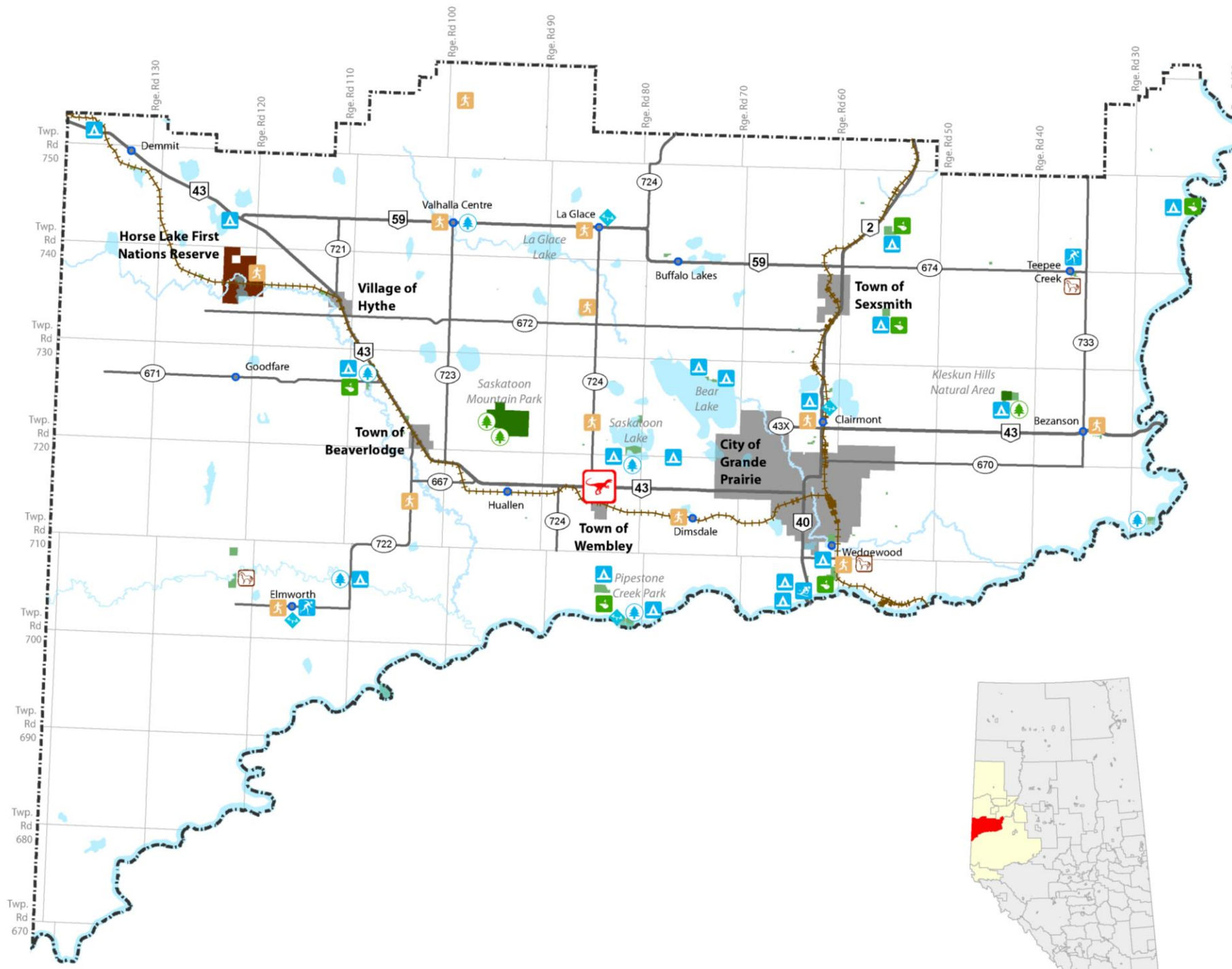
Growth & Economic Development Strategy

County of Grande Prairie No.1, Alberta



Legend

- Sports Facility (Basketball, Baseball, etc.)
- Campground/Picnic Area
- Fair / Exhibition / Rodeo Grounds
- Golf Course Facility
- Ice Rink
- Park: Municipal
- Park: Provincial
- Philip J. Currie Dinosaur Museum
- Playground/Spray Park
- Racetrack/Drag Strip
- Ski Area/Ski Resort
- Horse Lake First Nations Reserve
- Urban Municipality
- Hamlet/Unincorporated
- Primary Highway
- Secondary Highway
- County of Grande Prairie












Parks & Recreation Facilities

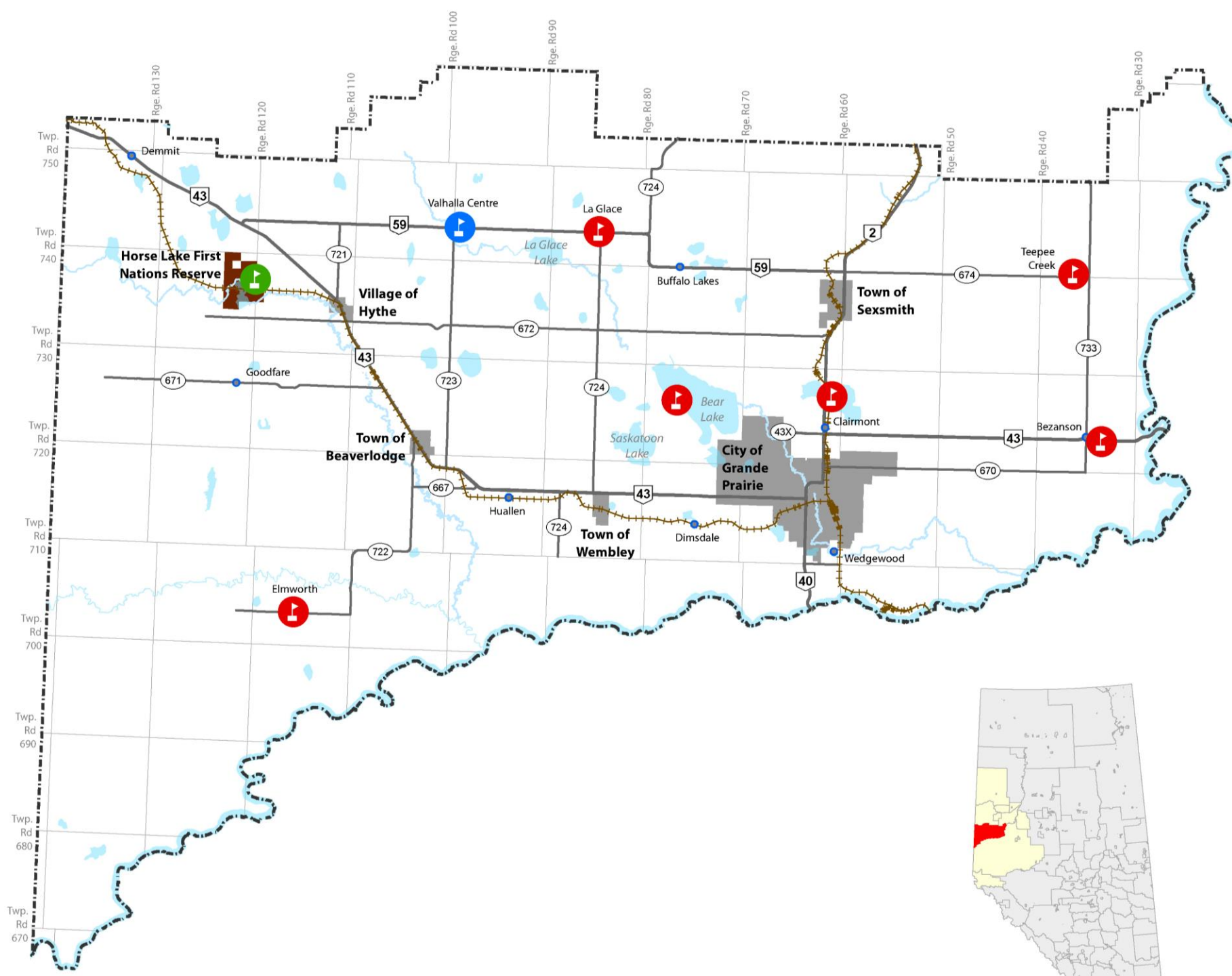
Growth & Economic Development Strategy

County of Grande Prairie No.1, Alberta



Legend

-  Peace Wapiti School Division No. 76
-  Charter School
-  School District No. 27
-  Horse Lake First Nations Reserve
-  Urban Municipality
-  Hamlet/Unincorporated
-  Primary Highway
-  Secondary Highway
-  County of Grande Prairie



Schools